



# PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members  
LEE BRAND, Vice Chair  
NUEL BROWN  
JEFFREY HARRINGTON  
HAL KISSLER  
CHARLES VANG  
JENNIFER WHITE

Planning and Development  
Director/Secretary  
NICK P. YOVINO

Deputy City Attorney  
KATHRYN C. PHELAN

*The Planning Commission welcomes you to this meeting.*

March 17, 2004

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

## **I. ROLL CALL**

## **II. PLEDGE OF ALLEGIANCE**

## **III. PROCEDURES**

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

**IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

**A. Minutes** – Approve minutes for meeting of March 3, 2004.

**B. Communications**

- 1. Notice of approval by the Planning and Development Department Director, in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Tentative Map of Tract No. 5101, filed by Leo Wilson Homes.

**C. Entitlements**

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

- A. Consideration of Plan Amendment Application No. A-03-06, Rezone Application No. R-03-38 and environmental findings, filed by Sherman Spradling on behalf of the Werfel Family Limited Partnership for 5.15 acres of property located on the northeast corner of South Orange and East California Avenues.
1. Environmental Assessment No. A-03-06/R-03-38, determination of initial study to file a Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-03-06, requesting an amendment to the Roosevelt Community Plan from the general heavy commercial land use to the medium density residential land use designation.
  3. Rezone Application No. R-03-38, requesting to rezone the subject property from M-1 (*Light Manufacturing*) and R-2 (*Low Density Multiple Family Residential*) zone districts to the R-1 (*Single Family Residential*) zone district.
    - Roosevelt Community Plan Area
    - Council District 5 (Councilmember Dages)
    - Staff Member: Aprile James
    - Staff Recommendation: Recommend Approval
    - Will be considered by City Council
- B. Consideration of Plan Amendment Application No. A-03-11, Rezone Application No. R-03-57, Conditional Use Permit Application No. C-04-25 and environmental findings, filed by John Allen and Image Homes for 34 acres of property located on the southwest corner of North Figarden Drive and North Brawley Avenue.
1. Environmental Assessment No. A-03-11/R-03-57/C-04-25/T-5278, determination of initial study to file a Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-03-11, requesting an amendment for the 34-acre site to the 2025 Fresno General Plan and the Bullard Community Plan from the office commercial, neighborhood park, and medium-high density residential planned land use designations to the medium-low density residential (21 acres), neighborhood park with underlying office commercial (7 acres), and office commercial (6 acres) planned land use designations.
  3. Rezone Application No. R-03-57, proposes to rezone the property, consistent with the proposed land uses, from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Singly Family Residential/Urban Growth Management*), O/UGM (*Open Space/Urban Growth Management*), and C-P/UGM (*Administrative and Professional Office/Urban Growth Management*) zone districts.
  4. Conditional Use Permit Application No. C-04-25 is a request to construct a planned office development comprised of 14 buildings (98,500 square feet of office and 29,000 square feet of commercial) at the location noted above.
    - Bullard Community Plan Area
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Shelby Chamberlain
    - Staff Recommendation: Approve Conditional Use Permit application; Recommend Approval of the Plan Amendment and Rezone applications
    - Will be considered by City Council

**VIII. NEW MATTERS - Continued**

- C. Consideration of Rezone Application No. R-03-22 and environmental findings, filed by Francisco Alvarado, for 0.2 acres located on the northwest corner of North Van Ness Avenue and the Freeway 180 on-ramp.
1. Environmental Assessment No. R-03-22, determination of a Categorical Exemption from the requirements of the California Environmental Quality Act.
  2. Rezone Application No. R-03-22, requesting to rezone the subject property from the C-5 (*General Commercial*) zone district to the C-6 (*Heavy Commercial*) zone district.
    - Fresno High-Roeding Community Plan Area
    - Tower District Specific Plan Area
    - Council District 3 (Councilmember Sterling)
    - Staff Member: Bonique Salinas
    - Staff Recommendation: Recommend Approval
    - Will be considered by City Council
- D. Consideration of Rezone Application No. R-03-59, Conditional Use Permit Application No. C-03-204, Vesting Tentative Tract Map No. 5237/UGM and environmental findings filed by Vic Deverian, for 80 acres of property located on the southeast corner of North Temperance and East Dakota Avenues.
1. Environmental Assessment No. R-03-59/C-03-204/T-5237, determination of initial study to file a Mitigated Negative Declaration.
  2. Rezone Application No. R-03-59 proposes to rezone the site from the R-A/UGM (*Single Family Residential-Agricultural/Urban Growth Management*) zone district to the R-1/EA/UGM (*Single Family Residential/Expressway Area/Urban Growth Management*) zone district.
  3. Conditional Use Permit Application No. C-03-204 would allow the proposed subdivision to have reduced lot size (less than 6,000 square feet) for 214 lots of the proposed 391 lot single family residential development.
  4. Vesting Tentative Tract No. 5237/UGM proposes to subdivide the site into 391 single family residential lots.
    - McLane Community Plan Area
    - Council District 4 (Councilmember Castillo)
    - Staff Member: Shelby Chamberlain
    - Staff Recommendation: Approve Vesting Tentative Tract Map and Conditional Use Permit applications; Recommend Approval of Rezone application
    - Will be considered by City Council

**VIII. NEW MATTERS - Continued**

- E. Consideration of Rezone Application No. R-03-68, Vesting Tentative Tract Map No. 5261/UGM and environmental findings, filed by Ciao Properties, for 10.2 acres located on the southwest corner of North Maple and East Copper Avenues.
1. Environmental Assessment No. R-03-68/T-5261, determination of initial study to file a Finding of Conformance with the MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-03-68, requesting to rezone the project site from the AL-20 (*Limited Twenty Acre Agricultural, County of Fresno*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
  3. Vesting Tentative Tract Map No. 5261/UGM, proposing a 21-lot single family residential subdivision.
    - Woodward Park Community Plan Area
    - Council District 6 (Councilmember Duncan)
    - Staff Member: Dawn Marple
    - Staff Recommendation: Approve Tract; Recommend Approval of Rezone
    - Will be considered by City Council
- F. Consideration of Rezone Application No. R-03-71 and environmental findings, filed by Robert and Mary Sadlek, for 1.2 acres located on the northeast corner of North Marks and West Sierra Avenues.
1. Environmental Assessment No. R-03-71, determination of initial study to file a Finding of Conformance.
  2. Rezone Application No. R-03-71, requesting to rezone the subject property from the R-A (*Single Family Residential-Agricultural*) zone district to the R-1-C (*Single Family Residential*) zone district.
    - Bullard Community Plan Area
    - Council District 2 (Councilmember Calhoun)
    - Staff Member : Bonique Salinas
    - Staff Recommendation: Recommend Approval
    - Will be considered by City Council

**VIII. NEW MATTERS - *Continued***

- G. Consideration of Rezone Application No. R-04-05 and environmental findings, filed by Daniel Eliseian, for 0.36 acres located on the north side of West Amador Avenue between South Arthur and South Thorne Avenues.
1. Environmental Assessment No. R-04-05/TPM-2004-02, determination of initial study to file a Finding of Conformance with the MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-04-05, requesting to rezone the site from the R-1 (*Single Family Residential*) zone district to the R-2-A, (*Low Density Multiple Family Residential District, One Story*) zone district.
    - Edison Community Plan Area
    - Southwest Fresno General Neighborhood Review Area Project Plan
    - Fresno Chandler Downtown Airport Master and Environs Plan
    - Council District 3 (Councilmember Sterling)
    - Staff Member: Paul Bernal
    - Staff Recommendation: Recommended Approval
    - Will be considered by City Council

**IX. REPORT FROM SECRETARY**

**X. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XI. ADJOURNMENT**